BOOK 9848PG589

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DAVIDSON COUNTY, TN

This Instrument Prepared By:
WYATT, TARRANT & COMBS
1500 Nashville City Center
511 Union Street
Nashville, Tennessee 37219
(615) 244-0020

WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map/Parcel Nos.:
Billy C. Gage and Charlene Gail Gage 8912 Sawyer Brown Rd. Nashville, TN 37221	**SAME**	**Map 142-9-H Parcel 45**

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, Douglas L. Pennington ("Grantor"), has bargained and sold and does hereby transfer and convey unto Billy C. Gage and wife, Charlene Gail Gage ("Grantees"), their heirs and assigns, a certain tract of land located in Davidson County, Tennessee and described as follows (the "Property"):

UNIT No. 8912, together with the carport designated No. 8912-C in River Plantation, Section IX, Phase II-E, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the Plat of River Plantation, Section IX, Phase II-E, Condominium apartments, recorded in Book 7900, pages 583 and 584, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 8061, page 341, and further described in annexation document of record in Book 9053, page 256, Register's Office for Davidson County, Tennessee, to which reference is hereby made, and amendment in Book 9326, page 713, and annexation in Book 9247, page 951, Register's Office for Davidson County, Tennessee. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section IX, Phase II-E, Condominium apartments, contained in the Master Deed and by-Laws appended thereto, recorded in Book 8061, pages 341-346, and annexation document in Book 9053, page 256, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein. This conveyance is also subject to the Covenants, Conditions and Restrictions for River Plantation Sections 8-11 Umbrella Association, Inc., of record in Book 7389, page 924, and annexation documents of record in Book 8494, page 628, Book 8591, page 251, Book 8666, page 319, Book 8844, page 642, as amended in Book 8975, and page 89 and Book 9053, page 256, Register's Office for said County.

Being the same property conveyed to Douglas L. Pennington, unmarried, by Warranty Deed from Haury and Smith Contractors, Inc., of record in Book 9418, page 54, Register's Office for Davidson County, Tennessee.

This is improved property known as 8912 Sawyer Brown Road, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantees, their heirs and assigns, forever.

AND Grantor does hereby covenant with Grantees that he is lawfully seized and possessed of the Property in fee simple; that he has good right to sell and convey the same; and that the same is unencumbered, except as otherwise described herein.

AND Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend such title to the Property against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 2nd day of November, 1995.

Douglas L. Pennington by
Alvin L. Pennington, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

4156 11/02 0101 03CHECK 508.50

The actual consideration for this transfer is $135,000.

AFFIANT

Subscribed and sworn to before me, this 2nd day of November, 1995.

NOTARY PUBLIC

My Commission Expires:
March 31, 1998

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

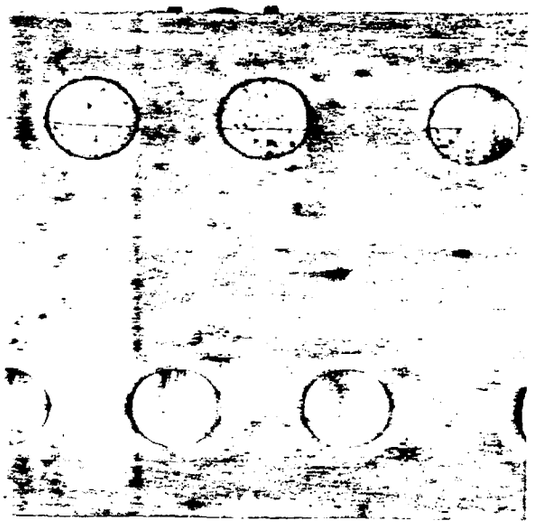
Personally appeared before me, Renee D. McAllester, a Notary Public of this county, Alvin L. Pennington, Attorney-in-Fact for Douglas L. Pennington, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that, in his capacity as Attorney-in-Fact for Douglas L. Pennington, executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 2nd day of November, 1995.

NOTARY PUBLIC

My Commission Expires: March 31, 1998

F:\RMCAL\GAGE.WD (October 20, 1995)



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9848PG591

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



CAMT 135000.00
CON TX 499.50
PRFEE 1.00
WDEED 8.00
TOTAL 508.50
CHECK 508.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/02/95 01 16:03 0001 4156

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FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0111080

No. 972786